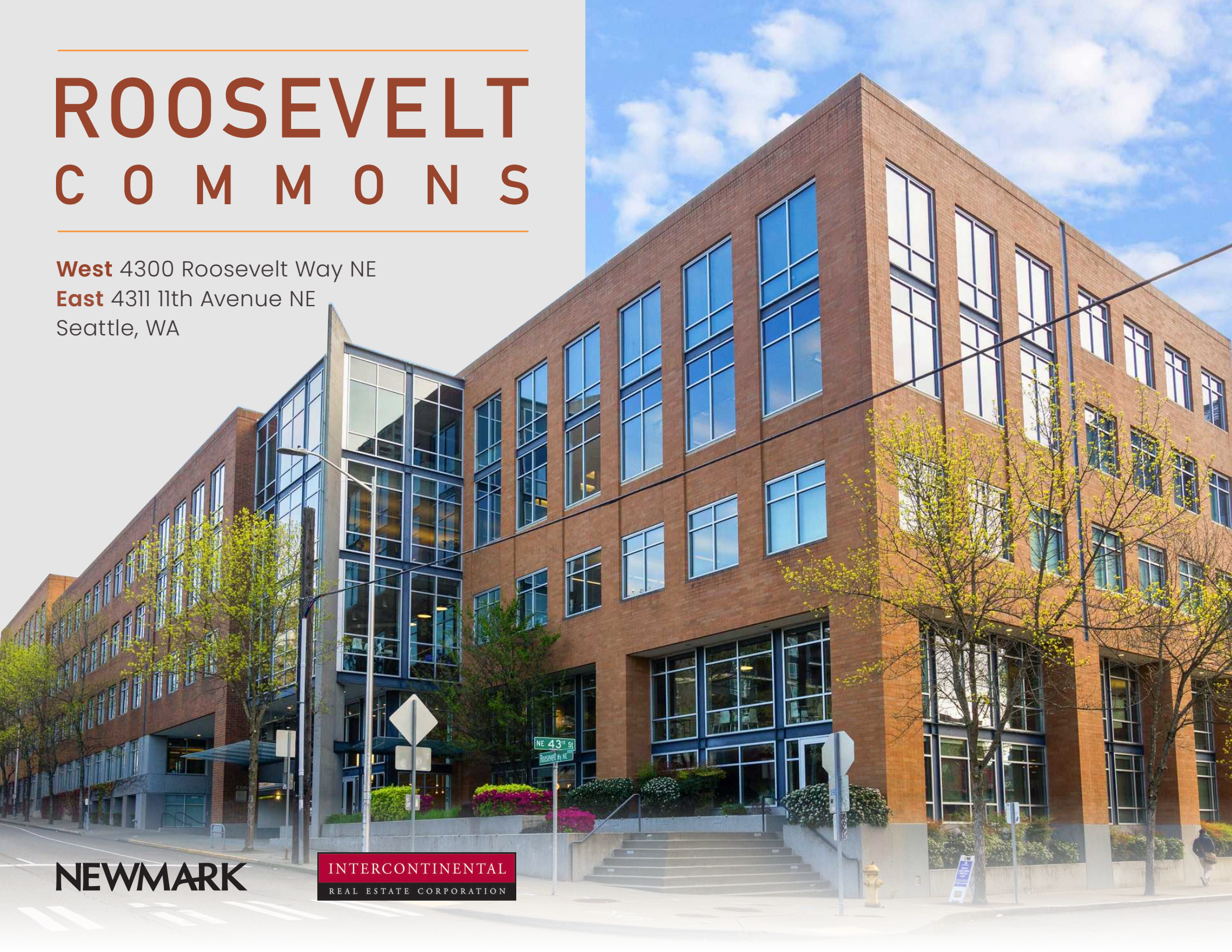

ROOSEVELT COMMONS

West 4300 Roosevelt Way NE

East 4311 11th Avenue NE
Seattle, WA



NEWMARK

INTERCONTINENTAL
REAL ESTATE CORPORATION



THE BUILDING

Roosevelt Commons: Premier Office Spaces in Seattle's University District

Located in the heart of Seattle's vibrant University District, Roosevelt Commons offers modern, flexible office spaces designed to foster creativity and collaboration. With its contemporary architecture, state-of-the-art amenities, and proximity to the University of Washington, Roosevelt Commons is the ideal location for businesses looking to thrive in a dynamic and innovative environment. Tenants enjoy easy access to public transportation, local dining, and retail options, all within a bustling neighborhood that balances the energy of urban life with the tranquility of nearby green spaces. Whether you're a startup or an established company, Roosevelt Commons provides the perfect setting for your business to grow and succeed.

PROPERTY HIGHLIGHTS



Adjacent to the University of Washington Campus



Quick access to the freeway and just two blocks from the light rail station



Building parking



On-site security



Showers & locker rooms

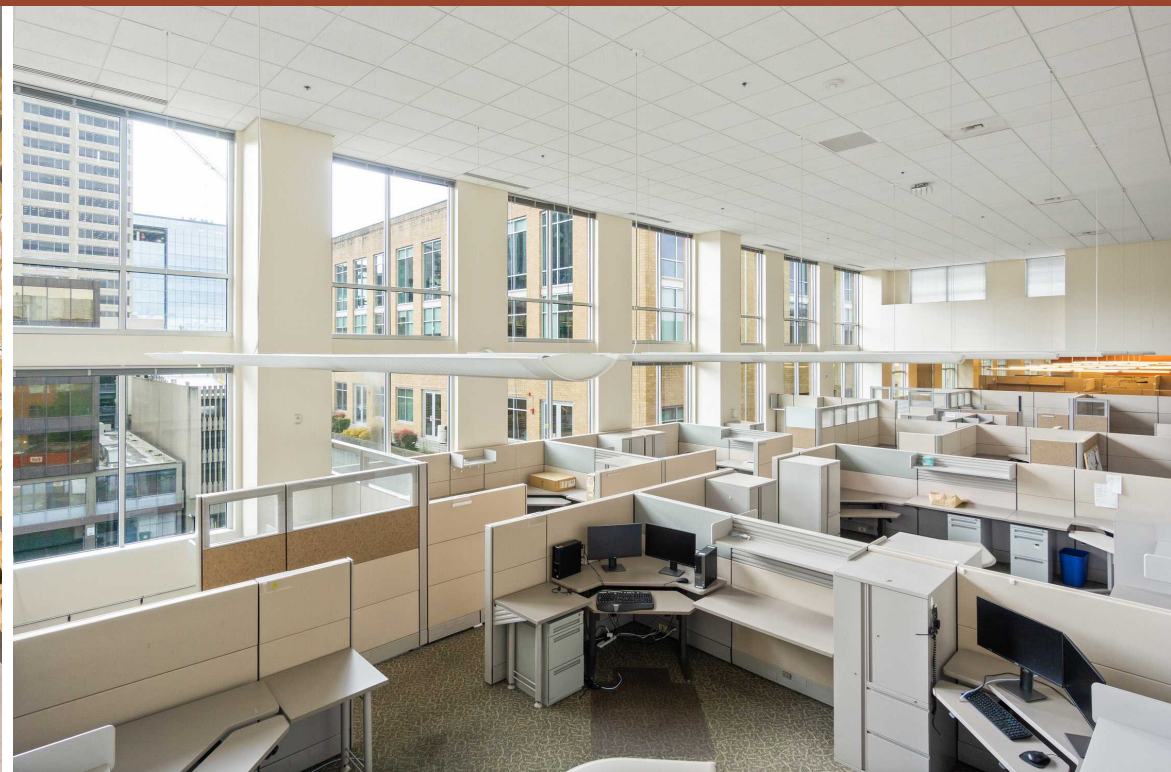
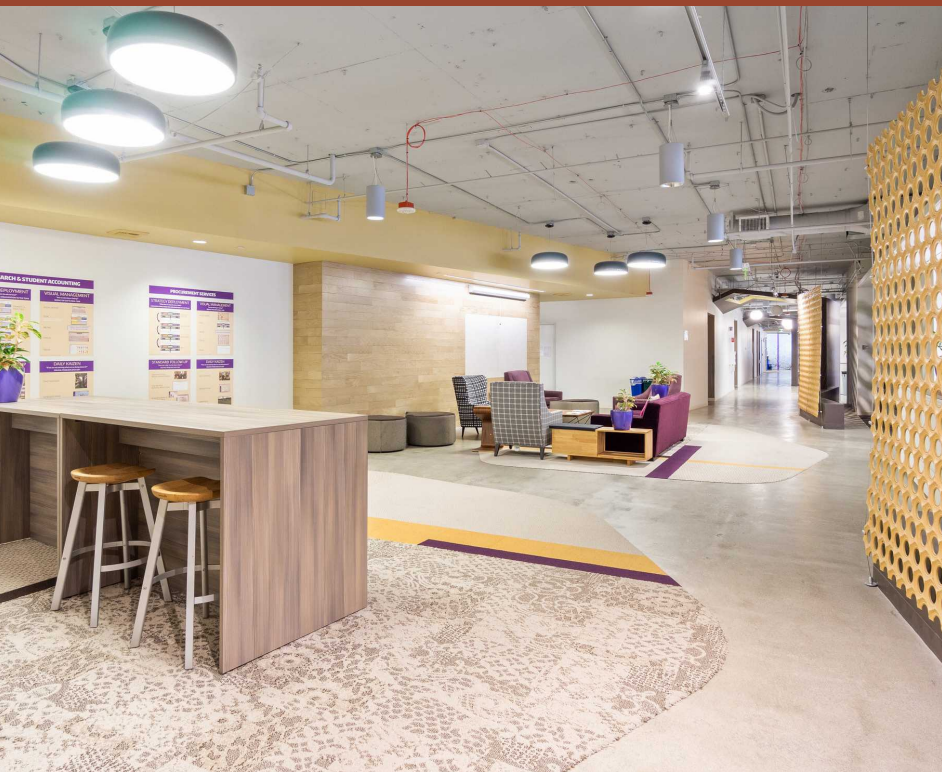


Bike Storage



LEED Certified





SURROUNDING AREAS



98
WALK SCORE




83
TRANSIT SCORE



87
BIKE SCORE

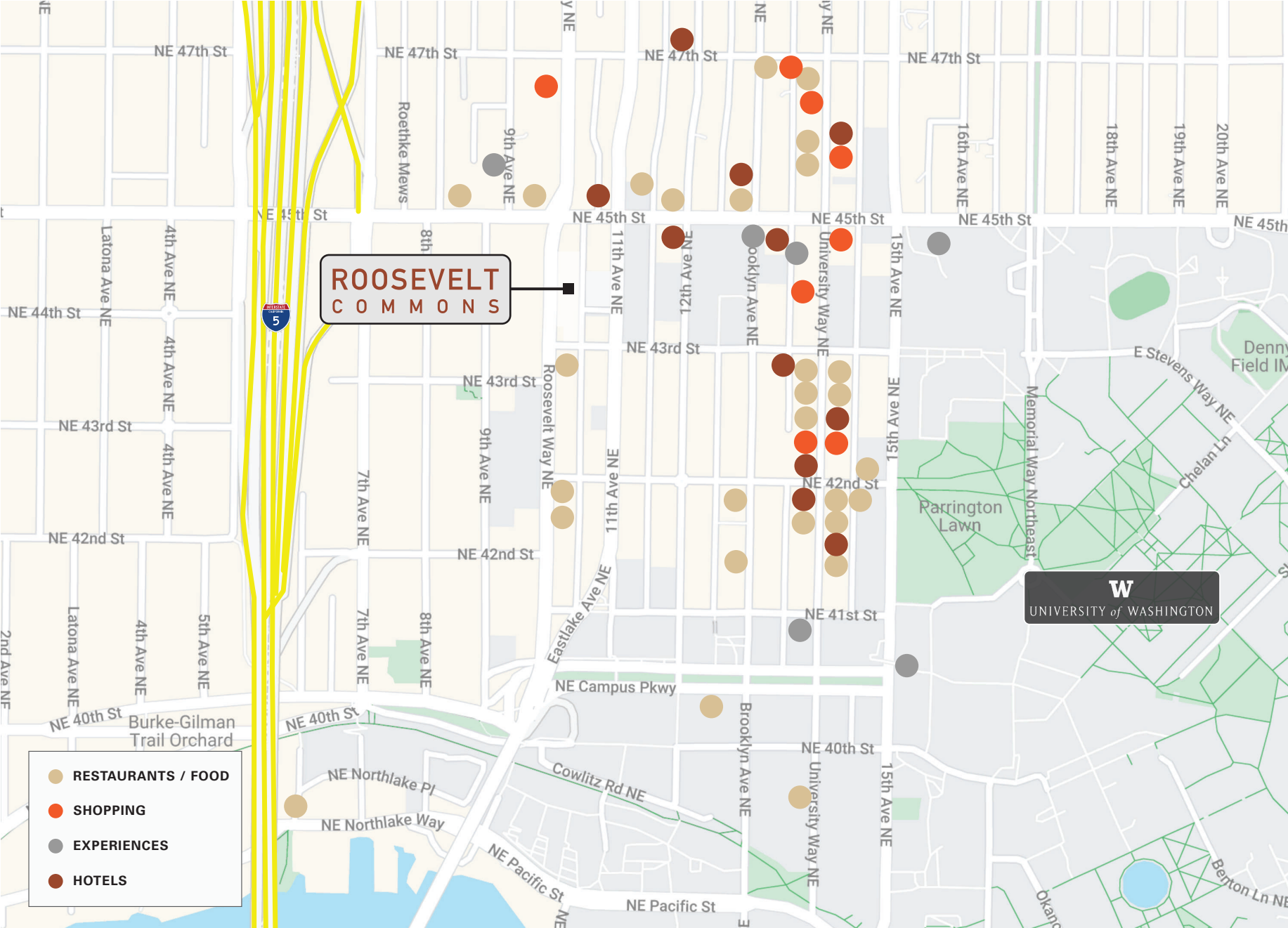


W
UNIVERSITY of WASHINGTON


U DISTRICT STATION
From Federal Way (South)
to Lynnwood (North)

**ROOSEVELT
COMMONS**

AMENITIES MAP





AVAILABILITIES

SUITE	BUILDING	SF	AVAILABILITY
Suite 100	West - 4300	±1,642 RSF	9/1/2025
Suite 110	West - 4300	±3,416 RSF	2/1/2025
Suite 200	West - 4300	±31,144 RSF	2/1/2025

SUITE	BUILDING	SF	AVAILABILITY
Suite 300	West - 4300	±33,474 RSF	2/1/2025
Suite 400	West - 4300	±33,535 RSF	9/1/2025
Suite 500	West - 4300	±31,916 RSF	9/1/2025

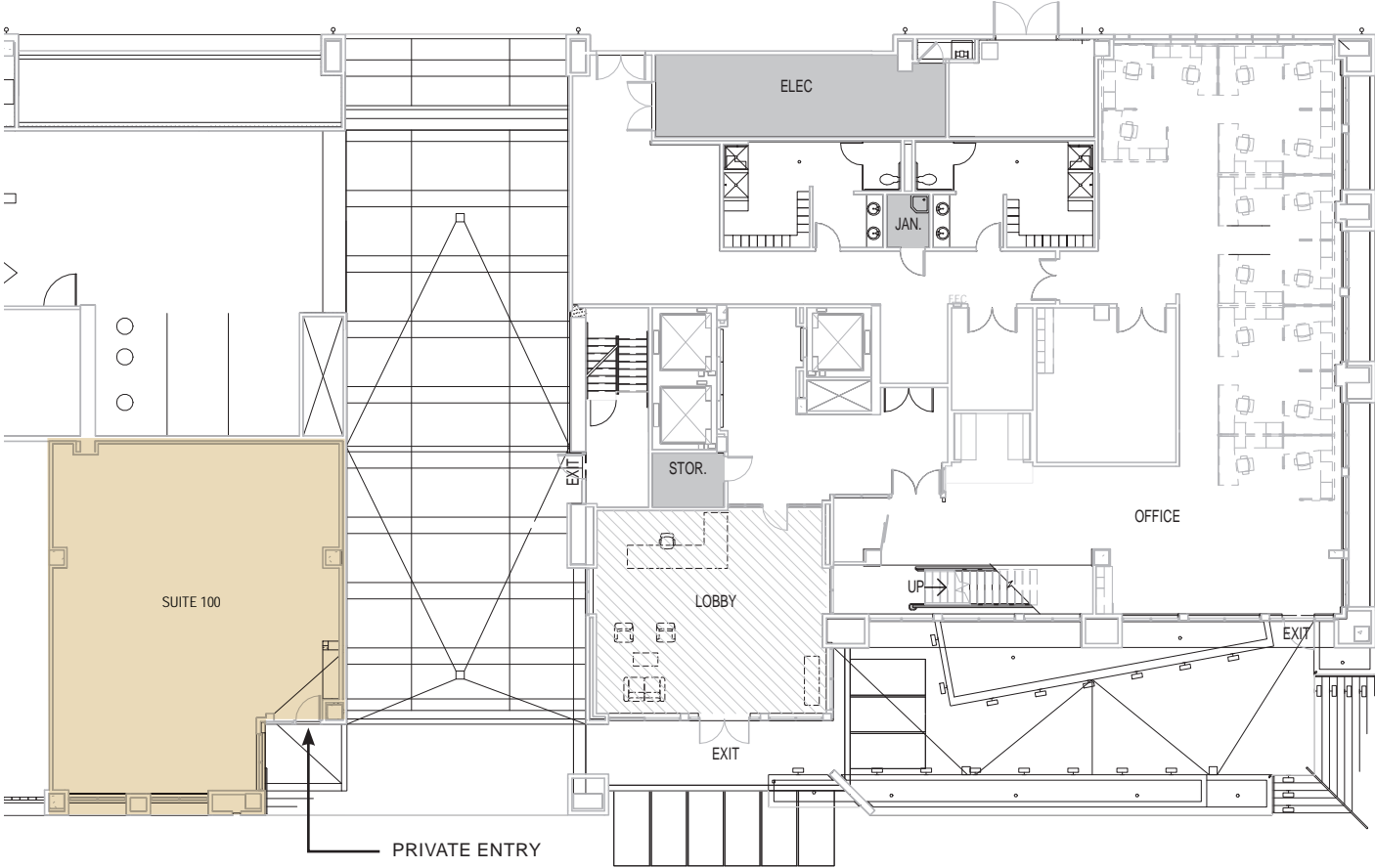
SUITE 100

West - 4300

±1,642 RSF

Available 9/1/25

Office or retail



Not to Scale



SUITE 110

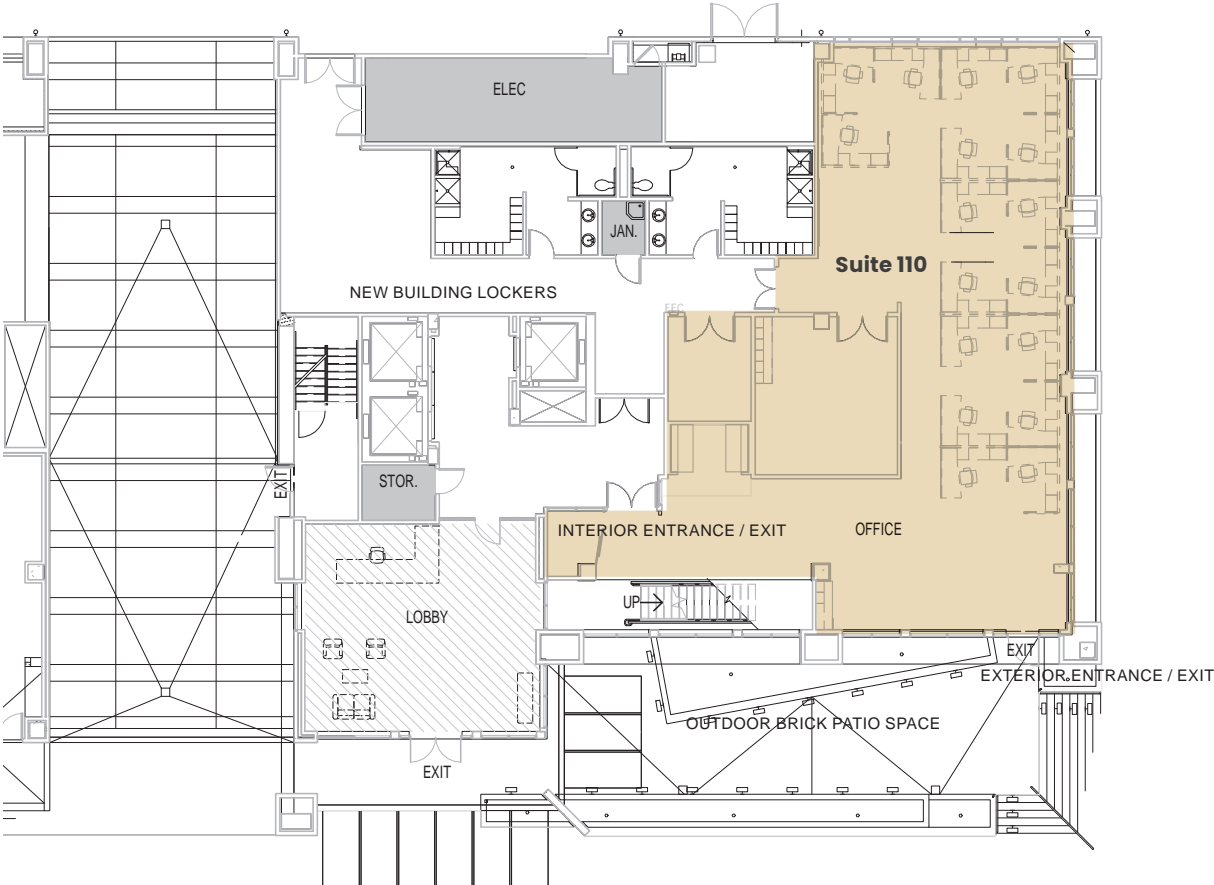
West - 4300

±3,416 RSF

Available 2/1/25

Office or retail

Exterior & Interior Suite Entrances - Private Staircase connecting to the 2nd Floor



Not to Scale



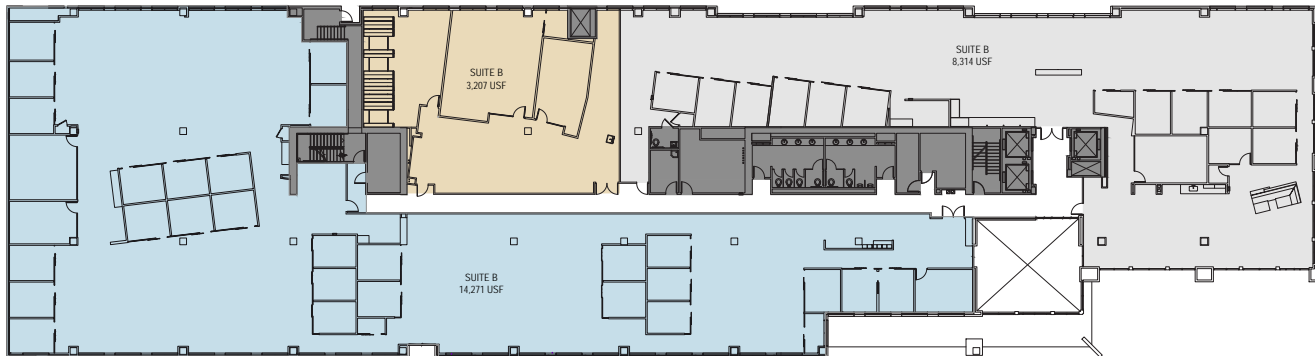
SUITE 200

West - 4300

±31,144 RSF (divisible to 3,207 USF)

Available 2/1/25

Combination of dropped and exposed ceilings, over 40 private & shared offices, full kitchen, open work space, tenant lounge areas, multiple large & small conference, training rooms, reception/waiting area, storage

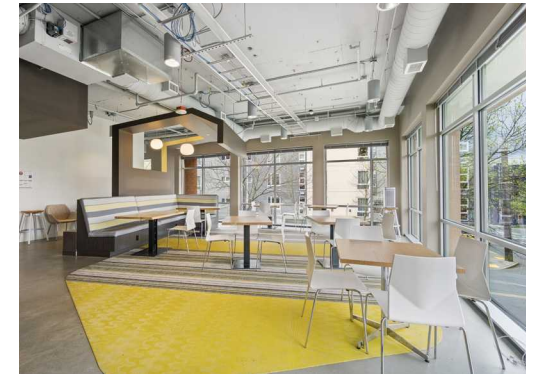


3 TENANT FLOOR



2 TENANT FLOOR

Not to Scale

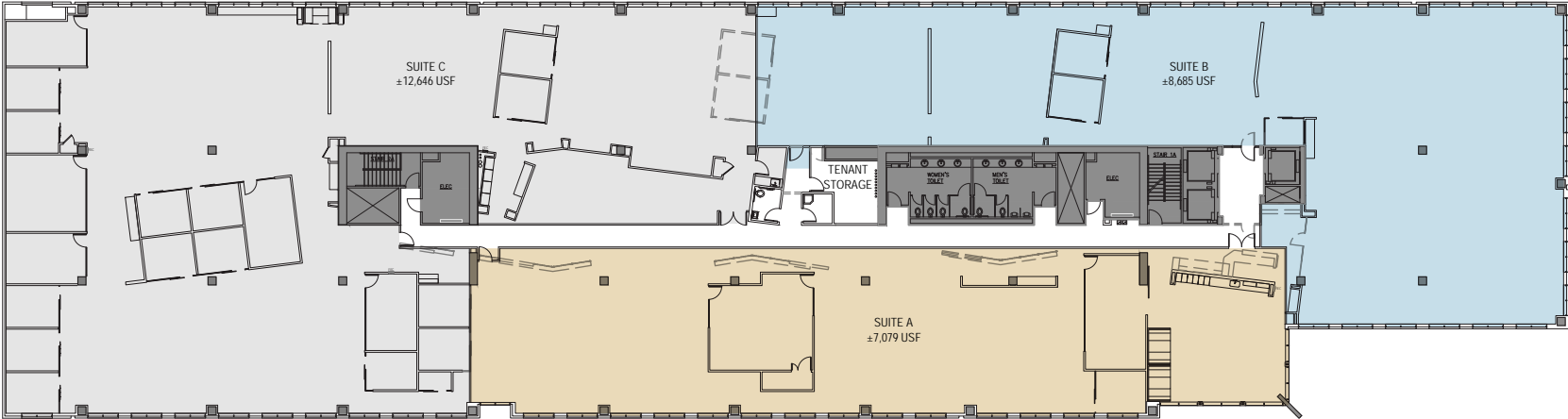


SUITE 300

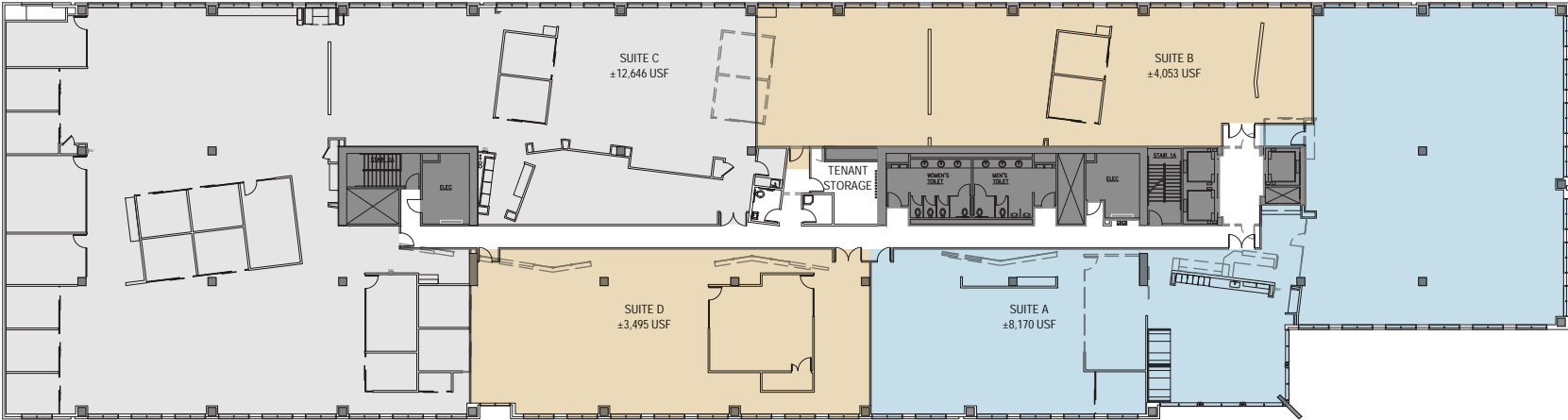
West - 4300

±33,474 RSF (divisible to 3,495 USF)

Available 2/1/25



3 TENANT FLOOR



4 TENANT FLOOR

Not to Scale

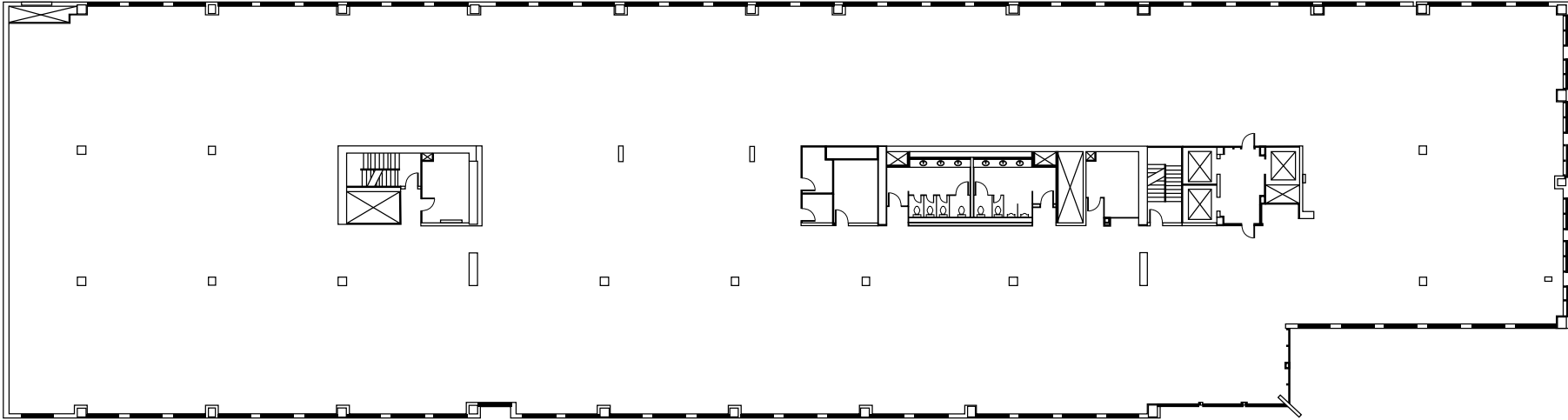


SUITE 400

West - 4300

±33,535 RSF

Available 9/1/25



Not to Scale

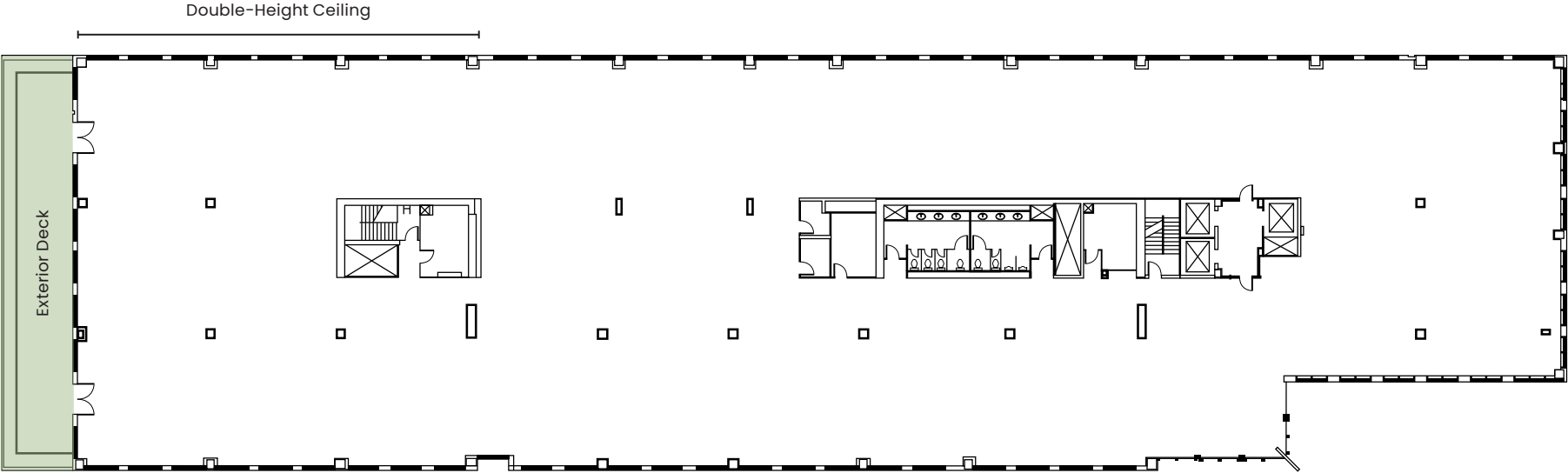


SUITE 500

West - 4300

±31,916 RSF

Available 9/1/25



Not to Scale



ROOSEVELT COMMONS

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